



DEPARTMENT OF
**PUBLIC
WORKS**

Date: January 27, 2026
To: Utilities Committee
From: Pete Neuberger, City Engineer/Deputy Director of Public Works
Luke Vandenberg, Project Engineer
Subject: Request to Award Design of K2B Pond Rehabilitation Project to
McMahon Associates, Inc. in the amount of \$62,371.00 with a
contingency of \$5,000, for a project total not to exceed \$67,371.00.

The Department of Public Works (DPW) requests authorization to award the Design of the K2B Pond Rehabilitation Project to McMahon Associates, Inc. in the amount of \$62,371.00, with an additional \$5,000 contingency, for a total project cost not to exceed \$67,371.00.

Project Background

DPW initially retained McMahon Associates, Inc. (McMahon) in 2019 to evaluate whether the existing K2A and K2B water quality ponds serving Southpoint Commerce Park (Southpoint) and adjacent areas meet post-development performance standards for their contributing watersheds and the overall study area. This evaluation was updated in 2023, again by McMahon based on changes related to tributary development. The updated study analyzed alternatives to achieve the standards for 80 percent Total Suspended Solids (TSS) reduction per DNR NR151 and the City Stormwater Ordinance for the contributing watersheds.

The selected alternative included the following improvements:

- Removal of the existing K2B Pond outlet structure and installation of a new outlet structure to achieve an estimated 80.7 percent TSS reduction
- Installation of approximately 500 linear feet of 60-inch storm sewer extending west from K2B Pond to Quest Drive to reduce localized flooding along Quest Drive
- Installation of approximately 160 linear feet of 18-inch culvert beneath Plank Road for 100-year conveyance from K2B Pond to the K2A Pond

The 60-inch storm sewer extension to Quest Drive was completed in 2024 as part of the Quest Drive paving project. The remaining improvements, including replacement of the outlet structure and installation of the 18-inch culvert beneath Plank Road—have not yet been constructed.

In addition to the above components, K2B Pond has experienced significant shoreline erosion, believed to be caused by a combination of animal activity and wind and wave action. The 2026 adopted budget includes funding to design the remaining improvements and to address shoreline restoration needs at K2B Pond, collectively referred to as the K2B Pond Rehabilitation Project.

Proposal Process and Evaluation

In December 2025, the City issued a Request for Proposals (RFP) to eight qualified engineering consultants seeking professional services for the Design Contract portion of the K2B Pond Rehabilitation Project. The Department of Public Works received five proposals, which were evaluated by DPW engineering staff.

Proposals were evaluated across six categories, with a maximum total score of 100 points, including:

- Cost
- Qualifications and Experience
- Technical Approach and Methodology
- Project Team and Key Personnel
- Understanding of the Site and Project Objectives
- Completeness and Overall Quality of the Proposal

Following completion of technical scoring, cost proposals were evaluated using a price-per-point value metric, as summarized below:

Consultant	Technical Score (Max 100)	Price per Point
McMahon Associates, Inc.	96.3	\$647.45
R.A. Smith	91.3	\$1,330.06
Cedar Corporation	76.0	\$1,198.02
AECOM	64.3	\$1,243.52
Aqualis	50.5	\$2,742.33

McMahon Associates, Inc. achieved the lowest price per point while also demonstrating strong technical qualifications, familiarity with the site, and prior experience with the K2B Pond and associated watershed improvements.

Due to the technical complexity of the project, the need to integrate prior study findings, and the potential for unforeseen conditions during design, DPW recommends including a \$5,000 contingency to address minor scope adjustments if necessary.

Recommendation

Based on the evaluation results and best-value determination, the Department of Public Works recommends awarding the Design Contract of the K2B Pond Rehabilitation Project to McMahon Associates, Inc. in the amount of \$62,371.00, with a \$5,000 contingency, for a total project cost not to exceed \$67,371.00.